099.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	671,600	/	671,600
USE VALUE:	671,600	/	671,600
ASSESSED:	671,600	/	671,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAURO DOMENIC E & ANNA
Owner 2:	
Owner 3:	
Street 1:	123 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1594 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	251,600		420,000	671,600
Total Card	0.138	251,600		420,000	671,600
Total Parcel	0.138	251,600		420,000	671,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.33 | /Parcel: 421.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	64423
GIS Ref	
GIS Ref	
Insp Date	11/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 099.0-0002-0004.0

!8019!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	251,400	0	6,000.	420,000	671,400	671,400	Year End Roll	12/18/2019
2019	101	FV	220,800	0	6,000.	426,000	646,800	646,800	Year End Roll	1/3/2019
2018	101	FV	220,800	0	6,000.	318,000	538,800	538,800	Year End Roll	12/20/2017
2017	101	FV	220,800	0	6,000.	288,000	508,800	508,800	Year End Roll	1/3/2017
2016	101	FV	220,800	0	6,000.	276,000	496,800	496,800	Year End	1/4/2016
2015	101	FV	219,800	0	6,000.	234,000	453,800	453,800	Year End Roll	12/11/2014
2014	101	FV	219,800	0	6,000.	222,000	441,800	441,800	Year End Roll	12/16/2013
2013	101	FV	219,800	0	6,000.	211,200	431,000	431,000		12/13/2012

PRINT

Date	Time
12/10/20	22:36:40

LAST REV

Date	Time
06/19/19	09:56:29
apro	

PAT ACCT. 8019

USER DEFINED

Prior Id # 1:	64423
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13096-735		11/22/1976		42,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/13/2019	193	Redo Kit	29,700	C				
3/22/2005	219	Manual	2,500	C		G6	GR FY06	REPAIR WALLS/ADD B
12/9/2002	1007	Siding	15,800	C				
6/21/2002	476	Porch	23,000	O		G4	GR FY04	BUILD 3 SEASON POR

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Measured	189	PATRIOT
4/30/2009	OWNR INFO	MM	Mary M
10/25/2005	Permit Visit	BR	B Rossignol
3/24/2004	External Ins	BR	B Rossignol
2/6/2003	External Ins	PM	Peter M
11/9/1999	Mailer Sent		
10/20/1999	Measured	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	8 - Above Avg.		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.02989697
Adj $ / SQ:	132.084
Other Features:	99060
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309130
Depreciation:	57498
Depreciated Total:	251632

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

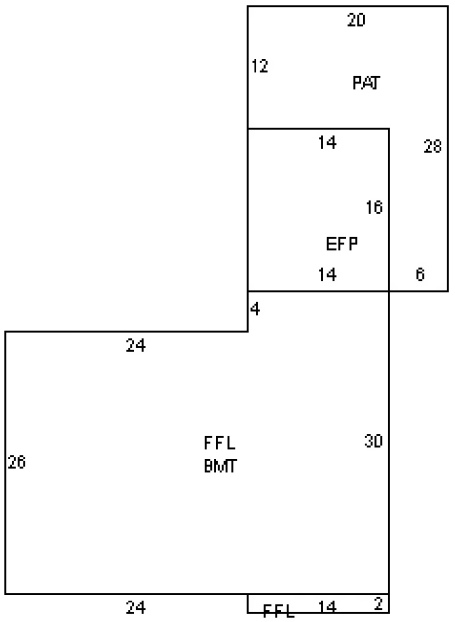
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	132.08
Special Features:	0	Val/Su Net:	94.02
Final Total:	251600	Val/Su SzAd	234.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,072	132.080	141,594
BMT	Basement	1,044	55.770	58,227
PAT	Patio	336	3.470	1,165
EFP	Enclos Porch	224	40.560	9,085

Net Sketched Area:	2,676			Total:	210,071
Size Ad	1072	Gross Are	2676	FinArea	1594

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

099.0-0002-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	